

PLANNING COMMISSION RESOLUTION NO. 95-46

A RESOLUTION OF THE CITY OF MILL CREEK )  
PLANNING COMMISSION, RECOMMENDING )  
APPROVAL TO THE CITY COUNCIL OF THE CITY )  
OF MILL CREEK, WASHINGTON OF A ) FINDINGS,  
PRELIMINARY PLAT FOR A ONE HUNDRED AND ) REASONS AND  
ONE (101) LOT RESIDENTIAL SUBDIVISION TO BE ) RECOMMENDATIONS  
KNOWN AS "APPLETREE PARK" CASE FILE )  
NUMBER PP 95-44. )

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WHEREAS, Stafford Construction, Inc. has submitted the appropriate information to the City of Mill Creek for consideration of a Preliminary Plat for a one hundred and one (101) lot single-family residential subdivision located west of 35th Avenue Southeast and north of 148th Street Southeast across from the Mill Creek Elementary School; and

WHEREAS, the City of Mill Creek's SEPA Official issued a Mitigated Determination of Non-Significance and Notice of Property Development Impact Mitigation, pursuant to RCW 43.21C, and Chapters 17.48 and 18.04 MCMC; and

WHEREAS, on June 3, 1995, a legal notice stating the time, place and purpose of the public hearing was published in the Everett Herald, and on June 2, 1995, was posted on the property pursuant to MCMC 17.36.040 and sent to surrounding property owners within 500 feet of the site in accordance with MCMC 17.36.040; and

WHEREAS, the Planning Commission duly convened a public hearing on June 15, 1995, to consider the matter, hear public testimony, and inquire into the facts of the proposal;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MILL CREEK:

Section 1: The Planning Commission has considered the staff report attached as Exhibit A, and the proposed preliminary plat, attached as Exhibit B, all incorporated herein, and the testimony and other facts elicited at the public hearing and finds that the proposed preliminary plat is consistent with the Mill Creek Comprehensive Plan and the Mill Creek Subdivision and Zoning ordinances, if conditioned to make appropriate provisions for the public health, safety and general welfare.

Section 2: The Planning Commission adopts the findings and recommendations as contained in Exhibit A, as they may be modified by the Planning Commission discussion and recommendation contained in Exhibit C, attached and incorporated herein.

Section 3: The Planning Commission, therefore, recommends to the City Council approval of a one hundred and one (101) lot preliminary plat for Stafford Construction as fully described and conditioned in Exhibit A, Exhibit B, and Exhibit C.

Done and Passed by majority vote, this fifteenth day of June, 1995.

CITY OF MILL CREEK PLANNING COMMISSION



ROBERT MCELHOSE, CHAIRMAN



SECRETARY OF THE PLANNING COMMISSION

ATTACHMENT:     Exhibit A - Staff Report  
                      Exhibit B - Preliminary Plat Map  
                      Exhibit C - Planning Commission Motion with Conditions

**EXHIBIT A**

**DEPARTMENT OF COMMUNITY DEVELOPMENT  
STAFF REPORT  
TO THE CITY OF MILL CREEK PLANNING COMMISSION**

**PART I - SUMMARY INFORMATION**

**DATE:** June 15, 1995

**OWNER:** Stafford Construction, Inc.  
16016 118th Place Northeast  
Bothell, Washington 98011

**REQUESTED ACTION:** Preliminary Plat/ Planned Residential Development approval for a 101 lot subdivision to be developed with single-family detached residences.

**LOCATION:** The subject site is located at the eastern city limits west of 35th Avenue and north 148th Street Southeast, within Section 32, Township 27 North, Range 5 East, W.M. Snohomish County.

**SIZE:** 39.18 Acres

**LEGAL DESCRIPTION:** Refer to Attachment 1

**COMPREHENSIVE PLAN DESIGNATION:** Residential - Low Density, Four Dwelling Units per Acre Maximum

**ZONING DISTRICT:** LDR - Low Density Residential

## **PART II - STATUTORY REQUIREMENTS**

### **SEPA COMPLIANCE/ DEVELOPMENT IMPACT MITIGATION ORDINANCE:**

The City's SEPA Official has determined that this proposal does not have a probable significant adverse impact on the environment; therefore, an environmental impact statement is not required under the provisions of RCW 43.21C.030(2)(C). The project is also subject to the provisions of Chapter 17.48 Mill Creek Municipal Code (MCMC), Development Impact Mitigation.

City staff has identified certain elements of the environment that require mitigation pursuant to SEPA as well as impacts on public facilities that require mitigation pursuant to Chapter 17.48 MCMC. On April 25, 1995 a Mitigated Determination of Non-Significance (MDNS)/Notice of Property Development was issued for the proposed project. The specific measures were required to mitigate development impacts and have been incorporated into the recommended conditions of approval.

### **INTERJURISDICTIONAL AGREEMENTS:**

The City has adopted separate interlocal agreements with Snohomish County and the Everett School District regarding the design and maintenance responsibilities for 35th Avenue SE and joint review, comment, and imposition of appropriate mitigation and conditions that affect the proposed project. This application has been reviewed by Snohomish County and the Everett School District and their comments are reflected in the recommended conditions.

### **NOTICE:**

According to Section 17.36.040 MCMC, notice of the public hearing was mailed to property owners of record within 500 feet of the proposed project on June 2, 1995 published in the Everett Herald on June 3, 1995, and the property was posted in three places on June 2, 1995.

## **PART III - BACKGROUND INFORMATION**

### **HISTORY:**

The subject site is located within the City's Interim Urban Growth Area that was adopted as part of the Comprehensive Plan in January 1992. The site was annexed to the City in 1994. A zoning classification of R 9600 was applied to the property at the time of annexation. It was subsequently reclassified Low Density Residential (LDR) in 1995 as part of the citywide rezone to implement the Land Use Map of the 1994 Comprehensive Plan.

**EXISTING SITE  
CHARACTERISTICS:**

The site of the proposed project is 39.18 acres in size and is located across 148th Street Southeast from the Mill Creek Elementary School. The site is generally flat, with rolling topography in the southwest corner, the high point of the site. From there the site slopes to the north and east.

Soil investigations reveal that the primary soil type on the site is Alderwood Gravely Sandy Loam 2-8%. These soil limitations primarily affect building foundations and septic tank drain fields. Since the proposed plat will be served by public sewers, the limitation for septic tank drain fields is not applicable. The requirement for foundation drainage is made by the City Building Official at the time of construction of the future residences.

There is also a pocket of Muckilteo Muck located in the north central portion of the site that correlates with the location of one of the wetlands. This is a poorly drained organic soil found in depressions and is indicative of wetland environments. It is not suited for development due to ponding and low soil strength.

**VEGETATION:**

The site is mostly forested with second and third growth mixed conifer forest. Predominant species are Fir and Hemlock intermixed with Maple and Alder. Douglas Fir is also found on the site. The northeast corner of the site was previously cleared and is vegetated with field grasses, scattered shrubs and trees and stands of Red Alder.

**WETLANDS:**

There are eight isolated wetlands located on the site ranging in size from .02 acres (1,200 square feet) to 1.13 acres (the wetland locations are delineated on the preliminary plat map). Based on the information contained in the applicant's wetland delineation report, at least four of the wetlands have been previously graded or disturbed. The report also indicates that none are hydrologically linked to a body of water or stream.

The proposed project involves filling three wetlands and a portion of a fourth. The area proposed to be filled is approximately 15,462 square feet (.35 acres). To mitigate the impacts of the filling, the applicant has submitted a conceptual mitigation plan in accordance with Chapter 18.06 MCMC, the Environmentally Critical Areas Ordinance. The proposed plan is for the enhancement of the largest wetland (Tract 995) that will be retained in open space. The plan is to create additional open water habitat and to provide habitat enhancement through supplemental

planting of additional plant species in both the wetland and the required 25-foot wetland buffer. In accordance with the provisions of Chapter 18.06, the area to be enhanced is 23,086 square feet (.53 acres), which is a 1.5:1 ratio for the wetlands lost to filling. The recommended conditions of approval require that a final, detailed mitigation plan be submitted to the City for approval. Said plan must be implemented prior to final plat approval, or a performance bond equal to 125 percent of the cost of labor and materials must be posted.

**LAND USE:**

The subject site is undeveloped. Surrounding land uses are as follows:

To the north, in unincorporated Snohomish County, is the plat of Highland Trails (Rhod-a-Zalea Gardens) being developed with 151 single family detached residences.

To the south across 148th Street Southeast is the Mill Creek Elementary School and a portion of the Red Cedar subdivision developed with single-family residences.

To the west is the Cottonwood subdivision developed with single-family detached residences.

To the east is 35th Avenue and a number of single-family residences on large lots and some agricultural uses.

Also, there is a church located on the west side of 35th Avenue that is surrounded on three sides by the proposed development.

**UTILITIES:**

The subject site is located within the service area of the Alderwood Water District. Public sewer and water are located at the northwest corner of the proposed plat in the Cottonwood Division. In addition water service is located within the 35th Avenue and 148th Street Southeast right-of-ways. The developer will be responsible for extending sewer and water service in accordance with the district's design standards. The district has the capacity to serve the proposed plat with sanitary sewer service and water.

Electrical service will be provided by Snohomish County PUD and natural gas service by Washington Natural Gas.

**FIRE PROTECTION:**

Fire protection, suppression and emergency medical service will be provided by Fire District No. 7.

**SUBDIVISION PROCESS  
AND DESIGN:**

**Process**

As mentioned previously, the project proponent has applied for the preliminary plat under the provisions of the Section 16.12 of the subdivision ordinance governing planned residential developments. The PRD process is intended to be an alternative form of development to allow more flexibility while retaining significant natural features or providing public and private amenities. Under this process many of the zoning and subdivision dimensional and bulk standards may be modified except for street setbacks on exterior streets, permitted uses and surveying standards. (This process was used in other recently approved developments including The Parks and Hollymere).

The applicant has requested the following modification as allowed by the PRD regulations:

1. Reduction of the required side yard setbacks on individual lots from the required total of twenty (20) feet with a minimum of five (5) feet to a total of ten (10) feet with a minimum of five (5) feet.
2. A modification to the minimum lot size of 8,400 square feet.
3. An allowance for sidewalks to only be installed on one side of the street on cul-de-sac roads.

**Subdivision Design**

**General Description**

The application is for the approval of a 101 lot residential subdivision. The subject site encompasses 39.18 acres; however, the conditions of the Stafford Annexation require the dedication of 5 acres to the City for a public neighborhood park. Thus, the actual development will occur on approximately 34.18 acres.

The subject site is located in a Low Density Residential (LDR) zone district. The purpose of the LDR district is to implement the Residential Low Density land use designation of the Land Use Map of the Comprehensive Plan and implement the goal of the plan that the predominant residential land use in the City remain low density. Consistent with the plan, the maximum density allowed in the LDR zone district is four (4) dwelling units per acre. The proposed project,

## **SUBDIVISION DESIGN CONTINUED:**

as designed, has a gross density of 2.5 units per acre. The density of the project less the area for the park is 3 units per acre.

As will be discussed below, the proposed project includes six significant open space elements. These are: three preserved wetland areas (Tracts 995, 996 and 997); cutting preserves along 148th Street, 35th Avenue; and the neighborhood park site (Tract 999). The total amount of proposed open space is 11.23 acres.

### **Lot Layout**

The proposed subdivision contains 101 lots. Most of the lots are aligned in a north/south configuration along two interior loop roads and along two cul-de-sacs located in the western portion of the site. Fifteen of the lots abut the Cottonwood Division located west of the subject site, and twelve lots abut the Faith Fellowship Baptist Church located in the southeast quadrant of the development.

As mentioned above, the subject site is located within a Low Density Residential (LDR) zone district, which requires a minimum lot size of 8,400 square feet. Since the application is being processed as a PRD, a reduction in lot size was requested and lot size averaging is being used. This is consistent with the provisions of the PRD section. The proposed lots range in size from 6,112 square feet to 27,663 square feet; however, the average lot size is 9,923 square feet.

### **Access and Circulation**

Access to the proposed plat will be from a single entrance on 148th Street Southeast. The access has been aligned with the entrance to the elementary school as required by the City Engineer.

Standard frontage improvements (curb, gutter, sidewalks, storm drainage and lighting ) will be required along 148th Street Southeast for the full length of the project site from the western site boundary to 35th Avenue. The improvements will include a wider than standard pavement section in order to accommodate a two-way, left turn lane and additional parking on the south side of the road for school traffic.

As mentioned above, the primary internal streets are two looped roads, one in the central portion of the development and one in the northeast



## **SUBDIVISION DESIGN CONTINUED:**

quadrant of the site. There are also two cul-de-sacs located in the northwest corner of the site.

When the subject site was annexed, the City boundary was established west of the right-of-way of 35th Avenue leaving the road under the jurisdiction of Snohomish County. The county is currently in the process of developing a design and improvement plan for 35th Avenue and is not recommending the construction of frontage improvements for the proposed plat. Rather, the payment of mitigation fees and dedication of additional right-of-way has been requested.

While frontage improvements are not required, a meandering pathway will be required within the cutting preserve adjacent to 35th Avenue. There is an existing asphalt path currently located in the area; however, it may need to be upgraded and relocated. The final determination will be made at such time that the project is approved and the final engineering plans are submitted.

Sidewalks are to be constructed along the most of the internal streets; however, the applicants have proposed sidewalks on only one side of the two cul-de-sacs. In addition to the sidewalks, a pedestrian pathway is planned to connect the internal streets with the public right-of-way in Highland Trails located north of the subject site. The pathway will be located in the buffer area on the east side of Tract 997. This will be the only pedestrian pathway connecting the proposed development with adjacent neighborhoods since the development pattern in Cottonwood does not include any interior open space tracts or pathways abutting the subject site.

Also, a pedestrian pathway is planned around Tract 995, the larger wetland open space tract. The pathway may be used as an interpretive nature trail.

### **Utilities**

Sanitary sewer and water service is currently located adjacent to the subject site. The project proponent will be required to extend the utilities as determined by the Alderwood Water District.

## **SUBDIVISION DESIGN CONTINUED:**

### **Stormwater**

The proposed plat drainage system consists of three basin areas, divided into an east, central, and northwest area. All systems drain through the Highland Trails (Rhod-a-Zalea) plat, located to the north in Snohomish County and eventually drain into Penny Creek.

The east system provides temporary on-site storage through a constructed open pond located in a private tract (Tract 998). Water quality is controlled through bio-filtering, pond settling, an oil/water separator, and controlled release of site runoff. The outfall from this drainage system is located at the northeast corner of the plat.

The central system, accommodating approximately 60 to 70 percent of the site, provides temporary on-site storage utilizing an existing wetland located on the north central end of the plat (Tract 995). The stormwater entering the wetland will be conveyed to the pond in Tract 998 where it will be released at the calculated predevelopment rate into the facilities in Highland Trails. Modifications are proposed to increase the size of the existing wetland to accommodate the increased runoff and to provide mitigation for some smaller site wetlands proposed to be filled. Water quality is controlled through pond settling, bio-filtration, and oil/water separators.

The west system provides temporary on-site storage utilizing an existing wetland located on the northwest corner of the plat (Tract 997). Some modifications are proposed to increase the size of the existing wetland to accommodate the increased runoff from the development. Water quality is controlled through bio-filtering, pond settling, and controlled release of site runoff. The outfall from this drainage system is also located in Tract 998 in the northeast corner of the plat.

Storm drainage facilities are also included in the frontage improvements required along 148th Street. The proposed drainage system is to provide for an underground conveyance and detention system for the increase in impervious surface. This system will drain to 35th Avenue where it enters the county. The City, in coordination with the county, has proposed a drainage system on 35th Avenue, which will accommodate the runoff of both 148th and 35th Avenue. A drainage concern of residents on the east side of 35th Avenue is proposed to be eliminated by the improvements along 35th Avenue. The City supports this

## **SUBDIVISION DESIGN CONTINUED:**

proposal, however, ultimate design approval is under the jurisdiction of Snohomish County.

### **Open Space**

The proposed plat contains six tracts that will be retained in permanent open space. The largest single component is Tract 999, comprising 5 acres, which will be dedicated to the City for a public neighborhood park. Private open space is located in five separate tracts:

- Tracts 995, 996, and 997, the preserved wetlands and buffer areas.
- Tracts 991 and 992, the roadway buffer/cutting preserves along 148th Street Southeast and 35th Avenue.

The total area that will be left in open space is 11.23 acres or 28.6 percent of the project site. This, of course, does not include the area that will be comprised of residential yards and property buffers.

### **CONSISTENCY WITH THE MILL CREEK COMPREHENSIVE PLAN:**

The proposed plat has been reviewed for consistency with the Mill Creek Comprehensive Plan. Since the plan is by its nature "comprehensive" or a broad policy document, staff has focused on the applicable policies that either have direct influence on the design of this project or are geographically specific to the request. In this section, the development policies are summarized with a brief response regarding the project relationship to the policy.

### **LAND USE ELEMENT:**

Policies 1.01, 1.03 & 1.04 - Continue existing residential development pattern and compatibility with surrounding land uses.  
The proposed plat continues the existing residential development pattern in the City since it provides low density residential development in an area that is planned for and characterized by similar types of existing developments; i.e., detached residential development in Cottonwood and Red Cedar at densities of approximately 3 dwelling units per acre.

## CONSISTENCY WITH THE MILL CREEK COMPREHENSIVE PLAN CONTINUED:

Policy 1.08 - Low density residential development at a maximum of 4 dwelling units per acre shall be the predominant use in single-family neighborhoods. The proposed plat has been designed consistent with this policy. It is located adjacent to existing single-family detached residences and will continue that development pattern. The gross density is 2.5 dwelling units per acre.

Policy 1.12 - Development in the East Urban Growth area shall be planned for low density residential, provide for neighborhood parks, protect environmentally sensitive areas, improve existing transportation facilities, and be consistent with the Streetscape Element of the Comprehensive Plan for 35th Avenue. Consistent with this policy, the proposed project is designed for low density residential development (2.5 units per acre), preserves three wetlands in accordance with the Environmentally Critical Areas Ordinance, will provide improvements to 148th Street Southeast and contribute funds for the future improvement of 35th Avenue SE, will dedicate 5 acres for a public neighborhood park, and incorporates a 50-foot roadway buffer/cutting preserve along 35th Avenue SE.

Policies 1.16 & 1.17 - Elements of neighborhood design: buffers, linkages, tree preservation, underground utilities, and identity. The proposed project will be an identifiable neighborhood characterized by a single entrance from 148th Street SE and a neighborhood park on the east side of the single entrance. Trees and understory vegetation will be preserved on the park property, around the retained wetlands and on individual lots. Utilities will be located underground. Pedestrian connections will be provided to the adjacent development of Highland Trails and usable open space will be provided in the neighborhood park.

Policy 1.18 - Compatibility with neighboring developments. As mentioned above, the proposed plat will be compatible with adjacent developments with regard to land use and density. The proposed project will be developed with single-family detached residences. The density will also be similar to surrounding developments; i.e., 2.5 - 3 dwelling units per acre. Property buffers (tree preservation areas) will be required as appropriate and a homeowner's association will be required for the maintenance of commonly owned facilities.

## CONSISTENCY WITH THE MILL CREEK COMPREHENSIVE PLAN CONTINUED:

### CAPITAL FACILITIES ELEMENT

Policies 2.02 & 2.03 - Management of stormwater runoff for both quantity and quality. The stormwater management system for the project has been designed to detain and meter the release of stormwater from the subject site. Treatment is accomplished through the use of enhanced wetlands, oil/water separators, and biofiltration swales and settling ponds (see Attachment 2).

### UTILITIES ELEMENT

Policy 1.01 - Approving development only in areas where services are available. The subject site can be served by a full range of services. Sewer service is currently located at the western boundary of the site within the Cottonwood development. Water service is also located in 148th Street Southeast and 35th Avenue Southeast. The applicant is responsible for extending the service throughout the proposed project.

Policy 1.09 - Development proponents to mitigate proportionate impacts and bear costs. The applicant is responsible for constructing all utilities to serve the project in accordance with the design requirements of the utility purveyors.

### TRANSPORTATION ELEMENT

Policy 1.01 - Provision of pedestrian and bicycle facilities. Frontage improvements are required along 148th Street Southeast and will include standard sidewalks. While frontage improvements will not be constructed along 35th Avenue Southeast; however, pedestrian facilities will be required.

Policy 2.02 - New development only allowed if it does not result in lowering levels of service of transportation facilities. The City Engineer has determined that development of the project will not result in a decrease in the level of service of affected transportation facilities with the payment of proportionate mitigation (see Attachment 3).

Policies 3.01, 3.03, 3.04 & 3.05 - Street System. Access to the site will be directly from 148th Street Southeast, a collector road, and not on any existing or planned residential streets. The entrance to the

## CONSISTENCY WITH THE MILL CREEK COMPREHENSIVE PLAN CONTINUED:

project will require some clearing and grading to obtain safe sight distance and the City Engineer has determined that a two-way, left turn lane will be required along 148th Street Southeast.

In addition off-site improvements are required at the intersection of 148th Street and Village Green Drive. While the improvements are not solely attributable to the proposed development, there is nonetheless some impact. The City and the applicant have agreed that the applicant will construct the improvements and the City will share the cost or credit the required mitigation. Please refer to **Attachment 4**.

Policies 4.01, 4.02, and 4.06 - Pedestrian circulation, design, consistency with transportation maps. Sidewalks will be required along the internal streets and will be designed to include planting strips. The proposed project also includes pedestrian pathways to link it to the Highland Trails project located north of the subject site. The lot layout of the Cottonwood division precludes the incorporation of a connecting pedestrian pathway.

Due to heavy, peak, school-hour parking, the designated bicycle lanes were eliminated from 148th Street Southeast. In off-peak hours the designated parking areas on the shoulder may be used by bicycles.

### ENVIRONMENTAL FEATURES ELEMENT

Policy 1.02 - Use of detention in stormwater management facilities. As mentioned previously, stormwater runoff will be collected in the streets and conveyed to three basin areas. Water quality is controlled through bio-filtering, settling ponds, oil-water separators and controlled release of site runoff.

Policies 2.01 & 2.02 - Wetlands. As stated previously, small wetlands are proposed to be filled. The total area to be filled and inundated comprises .35 acres or 12 percent of the wetlands on the site. A conceptual mitigation plan has been reviewed and approved by the City. The enhancement plan should result in habitat improvements to the larger wetland on the site.

Policies 4.01, 4.02 and 4.03 - Aesthetic values, tree preservation and buffer zones. Consistent with other single-family detached projects,

efforts will be made to preserve as many trees as possible. Areas for preservation include Tract 997 containing one of the larger wetlands in a forested setting; Tract 999, the neighborhood park site; and Tract 991, the cutting preserve adjacent to 148th Street Southeast. In addition, there will be property buffers on individual lots where appropriate.

### **PARKS AND OPEN SPACE ELEMENT**

Policy 1.02 - Linking public and private trail systems. As mentioned previously, the design of the proposed plat includes an open space tract that will accommodate a pedestrian pathway linking the subject plat with the public right-of-way in the adjacent development of Highland Trails. New public sidewalks will be constructed along 148th Street SE and will connect with a pedestrian pathway with a public access easement which will be constructed in the roadway buffer/cutting preserve along 35th Avenue SE.

Policy 1.05 Encouraging open space in private developments. This policy directs that open space, which is not specifically for recreation such as environmentally sensitive areas, also be included in project design. Three wetland areas (Tracts 995, 996, and 997) comprising 2.3 acres will be left as permanent open space.

Policy 5.02 - Park land acquisition and dedication. Dedication of five acres of land for open space and a neighborhood park site was a condition of the Stafford Annexation. The dedication of Tract 999 will satisfy the condition of the annexation and is consistent with The Parks and Recreation and Open Space Map of the Comprehensive Plan.

Staff has determined that the payment of proportionate share mitigation, consistent with adopted formulas, is also required to mitigate the impacts of this residential development on the park system. These funds will be used for development of the neighborhood park planned on Tract 999.

In summary, staff has reviewed the applicable policies of the Comprehensive Plan. Based on this review, we find that the proposed project either complies with the applicable policies or can be conditioned to be consistent.

**CONSISTENCY WITH  
SUBDIVISION  
REGULATIONS:**

This subdivision of property in the City is governed by Title 16 MCMC. This application is also being processed under the provisions of the Planned Residential Development section of the subdivision regulations (Chapter 16.12 MCMC), which allows modification of zoning and subdivision requirements with certain conditions. The following section evaluates the application with the criteria for reviewing and approving preliminary plats that are found in MCMC Sections 16.12 and 16.18.010(c).

**SUBDIVISION REVIEW CRITERIA**

**1. The preliminary subdivision and binding site plan meets the requirements and intent of the MCMC and adopted City plans.**

**Comment:**

The maximum density of the LDR zone district is 4 dwelling units per acre. The gross density of the proposed project is 2.5 units per acre.

The proponents have chosen the PRD process and have requested a reduction in the minimum lot size below the 8,400 square feet required in the LDR zone. While some lots are smaller than 8,400 square feet, the average lot area of the proposed project is 9,923 square feet.

The lot layout, size, and design of the proposed plat with neighborhood park facilities and open space tracts are similar to the development pattern established by the City in previously approved residential developments and are consistent with the City's Comprehensive Plan.

**2. The proposed plat makes adequate provisions for open space, drainage ways, streets and other public ways, water supply, sanitary wastes, parks, playgrounds, sites for schools, and school grounds.**

**Comment:**

The streets and pedestrian ways within the proposed development comply with the standards required by the City Engineer. Open space will be provided within the plat in the three private wetland tracts, the roadway buffer/cutting preserves and with the dedication



**CONSISTENCY WITH SUBDIVISION REGULATIONS CONTINUED:**

of five acres for a neighborhood park site. The applicants will mitigate the recreational impacts through the payment of park impact fees to be used for development of the planned neighborhood park. Utilities are available with sufficient capacity to serve the site and the final drainage plans will be reviewed for adequacy in managing projected off-site flows. Contributions will also be required to mitigate proportionate share impacts on City streets.

In addition to mitigating impacts on public facilities within the City, the applicant will also contribute proportionate share impact mitigation to Snohomish County for road and transportation impacts and to the Everett School District for impacts on the school facilities.

**3. The subdivision or development is beneficial to the public health, safety, and welfare and is in the public interest.**

**Comment:**

In addition to the dedication of Tract 999 for public park purposes, the execution of mitigation agreements will include contributions for the development of the neighborhood park and improvements to the City road system and will contribute to the general health, safety, and welfare. In addition, the applicant will be constructing sidewalks along 148th Street Southeast and will construct pedestrian pathways with public access easements in the roadway buffer/cutting preserve along with 35th Avenue SE.

**4. Section 16.12.030 requires that a planned residential development must be located on a lot with a minimum size of 4.9 acres.**

**Comment:**

The subject site contains 39.18 acres.

**5. Section 16.12.040 directs that certain bulk regulations may be modified in a planned residential development.**

**Comment:**

The requested modifications include a reduction in the minimum lot size of 8,400 square feet and reduction of the required side yard setback from a total of 20 feet with a minimum setback of 5 feet to a total of 10 feet with minimum setback of 5 feet. In addition the

## CONSISTENCY WITH SUBDIVISION REGULATIONS CONTINUED:

applicant has requested that sidewalks only be provided on one side of the street in the two cul-de-sacs. The requested modifications are consistent with those allowed under this code section.

While the side yard setbacks may be reduced, the applicant must still comply with the 35 percent lot coverage requirement. Thus, the modification of the setback may allow some flexibility in house placement and design, but it does not allow more coverage of the lot.

The applicant has also requested a modification to provide sidewalks on only one side of the two cul-de-sac streets located in the northeast corner of the site. All other streets would have sidewalks constructed on both sides of the street. The City Engineer has reviewed the request and is of the opinion that sidewalks should be located on both sides of the streets consistent with the design standards for single-family detached developments.

**6. Section 16.12.050 contains the formula for determining the allowable number of lots (net density) in a planned residential development by accounting for unbuildable lands and internal street system. This section also provide a density bonus for a 20 percent increase in the permitted density.**

**Comment:**

Based on the PRD density calculation formula and the maximum allowable density in the LDR zone district, the subject site could be developed with 128 lots. The proposed project has 101 lots.

**7. Section 16.12.060 directs that 20 percent of the net development area in a PRD must be established as open space and community recreation facilities.**

**Comment:**

Based on the formulas contained in the PRD regulations, 6.4 acres of open space are required to be provided in the proposed project. The proposed project provides 11.23 acres of open space; of this, five acres are located in Tract 999, which is to be dedicated to the City for a public neighborhood park. The remaining 6.23 acres are located in the cutting preserves/roadway buffers along 148th Street Southeast and 35th Avenue and the retained wetlands and required

## **CONSISTENCY WITH SUBDIVISION REGULATIONS CONTINUED:**

wetland buffers. In total, 28 percent of the net developable area will be left in permanent open space.

### **FINDINGS AND CONCLUSIONS:**

Having viewed the property and reviewed the application and supporting materials, staff makes the following findings and conclusions:

1. The request is for the approval of a preliminary plat/planned residential development for 101 lots to be developed with single-family residences.
2. Access to the proposed plat will be from 148th Street Southeast, a collector road.
3. The proposed project has been reviewed under the provisions of the State Environmental Policy Act (SEPA) and Chapter 17.48 MCMC, the Development Impact Mitigation Ordinance. This review has revealed that there will be an impact on the City street system, parks, and public school facilities that require mitigation.

In accordance with the Mitigated Determination of Non-Significance and Notice of Property Development Impact Mitigation issued by the responsible official on April 19, 1995, impact mitigation agreements will be required to mitigate the identified impacts.

4. The proposed plat is subject to two interlocal agreements between the City of Mill Creek and Snohomish County. One agreement addresses review and mitigation of development impacts on the county road system. The second agreement was executed for the Stafford Annexation and specifies the design and review responsibilities for improvements to 35th Avenue.
5. The City has received Snohomish County's comments pursuant to the Interlocal Transportation Agreement and SEPA, along with a request for the requirement of contributions to mitigate the specific impacts occurring from this development.
6. The proposed plat is subject to an interlocal agreement with the Everett School District addressing mitigation development impacts to school facilities. Pursuant to that agreement, the Everett

## **FINDINGS AND CONCLUSIONS CONTINUED:**

School District has requested that the applicant contribute fees in lieu of land dedication to mitigate the development impacts on district facilities.

7. The subject site is located within an area that was annexed to the City in 1994. A condition of the annexation was the commitment to dedicate five (5) acres of land for public park purposes at the time of final plat approval.

8. Consistent with the conditions of annexation, the proposed plat includes a five acre tract, Tract 999, to be dedicated to the City for neighborhood park purposes.

9. The applicant will be required to construct right-of-way improvements to 148th Street Southeast.

10. Frontage improvements are not required at this time for 35th Avenue Southeast; however, dedication of additional right-of-way and payment of mitigation are requested since Snohomish County is in the process of designing future improvements for 35th Avenue SE.

11. The proposed plat has been reviewed and found consistent with the applicable policies and Land Use Map of the City of Mill Creek Comprehensive Plan.

12. If approved subject to the conditions recommended below, the proposed plat will be consistent with the requirements of Title 16 MCMC, Plats and Subdivisions.

13. The proposed plat is located within an LDR - Low Density Residential zone district. Single-family residences are identified as principal uses in the LDR zone district.

14. The proposed plat is compatible with regard to the residential use, density, and lot design that exists in adjacent developments.

15. The proposed plat is consistent with the development standards and provisions of Title 17 MCMC Zoning.

16. The proposed plat is consistent with Chapter 18.06 Environmentally Critical Areas.

17. The statutory requirements for environmental review and public notification have been duly satisfied.

**RECOMMENDATIONS:** Based on the foregoing information, findings and conclusions, staff recommends to the Planning Commission approval of the proposed preliminary plat/planned residential development subject to the following conditions.

1. Development shall occur as portrayed on the preliminary plat map attached as Exhibit B, except as may be modified by conditions imposed by the Planning Commission.

2. The maximum number of building lots shall be 101. Construction shall be limited to one single-family detached residence per lot.

3. There shall be a homeowners' association, which shall be responsible for the maintenance of the common tracts and any privately owned facilities including landscape islands, medians, and stormwater facilities.

4. Water and sewer facilities shall be designed and installed in accordance with the requirements of the Alderwood Water District.

5. Stormwater management plans shall be submitted for review and approval by the City Engineer. The plans shall be prepared by a licensed engineer and incorporate stormwater treatment methods based on the Washington State Department of Ecology Stormwater Management Manual, Publication 92-32 Volume I and Publication 92-33 Volume II. In addition, the plans shall include specific measures to convey stormwater north along the west side of 35th Avenue.

Oil/water separators shall be installed in catch basins as determined by the City Engineer.

6. The applicant shall construct frontage improvements on 148th Street Southeast in accordance with the design standards specified by the City Engineer and include an additional 8-foot paving section at the north side of the road. In addition, the applicant shall reconfigure the channelization at the intersection of 148th Street Southeast and Village Green Drive to provide improved left turn movements. Up to 50 percent of the channelization and additional 8-foot wide paving

## RECOMMENDATIONS CONTINUED:

section along 148th Street Southeast may be credited against the required mitigation.

7. Sidewalks are required on both sides of the public streets within the plat.

8. A meandering pedestrian pathway shall be constructed along 35th Avenue Southeast north from 148th Street Southeast. A public access easement is required for the portions of the pathway within the roadway buffer/cutting preserve.

9. All roadway sections shall be designed by a licensed engineer and the design reviewed and approved by the City Engineer. The design shall include a tree planting strip between the back of the curb and sidewalk. A street tree plan shall be prepared by a licensed landscape architect and implemented commensurate with home construction.

10. Consistent with the Streetscape Element of the Comprehensive Plan, a landscape/tree planting plan shall be prepared and implemented in the roadway/buffer cutting preserve adjacent to 35th Avenue Southeast.

11. In accordance with the Interlocal Transportation Agreement between Snohomish County and the City of Mill Creek for the mitigation of interjurisdictional development impacts, the applicant shall contribute \$220,750.65 to Snohomish County for roadway capacity impact mitigation and transportation demand management measures. Verification of payment shall be provided to the City before final plat approval.

12. Dedication of sufficient right-of-way necessary to provide a forty (40) foot right-of-way on the west side of the 35th Avenue centerline is required along the entire project frontage.

13. Payment of \$131,603.00 to the Everett School District. Verification of payment shall be provided to the City before final plat approval.

14. The execution of an impact mitigation agreement between the applicant and the City for \$21,795.00 to mitigate the project impacts on the City's transportation system.

**RECOMMENDATIONS CONTINUED:**

15. The developer shall submit a preliminary grading plan for review and approval by the City Engineer. In accordance with Section 16.02.110, said plan shall demonstrate that the existing grades are preserved and where this is not feasible the proposed site grading is minimized.

16. The developer shall submit a temporary stormwater and erosion control plan for review and approval by the City Engineer. Said plan shall be approved prior to the issuance of any construction permits or commencement of site work.

17. Each lot shall convey its runoff drainage, for all impervious and pervious surface, through the plat drainage system. An exception may be allowed for undisturbed areas where no increase in runoff is expected.

18. An on-site inspector shall be present during the initial phases of plat construction including clearing and grading for roads and sidewalks, slope cuts and fills, installation of utilities, construction of roads and installation of erosion control measures.

The inspection service shall be chosen or approved by the City and will be responsible to the City under the direction of the Mill Creek Public Works Department. All costs for the inspection service shall be borne by the developer.

19. Contribution of \$61,625.75 to mitigate impacts on City park and recreation facilities. Of this amount, \$50,264.00 shall be used for development of the neighborhood park on the subject site. The balance of the mitigation \$11,361.75 shall be used for the acquisition and development of a Community Park.

20. Tract 999 shall be dedicated to the City for a neighborhood park at the time of final plat approval.

21. Submittal of a detailed wetland mitigation plan developed in accordance with Section 18.06 MCMC. Said plan shall be implemented prior to final plat approval or a performance bond equal to 125 percent of the cost of labor and materials shall be posted.

In addition, the developer and the City shall enter into a development agreement that will ensure the applicant's compliance with the

## RECOMMENDATIONS CONTINUED:

monitoring schedule contained in the final mitigation plan. Said agreement shall be reviewed and approved by the City Attorney.

22. The applicant shall provide interpretive signs at Tract 995, 996, and 997 and brochures to educate residents about the value, function, and protection of wetlands.

23. Twenty-five foot property buffers shall be provided on the rear portions of lots 54 - 68. Additional trees shall be preserved on lots within the interior of the plat where appropriate.

24. Site clearing and grading shall be restricted to areas necessary for the installation of utilities, stormwater facilities, and construction of roads and sidewalks. No other clearing shall be allowed until individual building permits are issued. Approval of individual tree preservation plans are required for each lot prior to the issuance of building permits.

25. The trees to be preserved shall be determined after a review of the tree survey on file with the City and on-site identification by City staff. Preservation areas and individual trees identified to be saved shall be protected from encroachment by vehicles, earth moving and excavating machinery and material storage by the erection of barrier fencing approved by City staff. Failure to maintain, or removal of the fencing without approval of the City, shall result in the issuance of a stop work order.

26. Trees designated for preservation that are damaged or removed shall be replaced at a ratio of 3:1. The replacement trees shall be a coniferous species and have a minimum height at planting of 12 feet. In addition, a penalty of \$1,000.00 per tree may be assessed for any trees that are removed or destroyed by the applicant or his agent without the express approval of the City. The City may, at its discretion, issue a stop work order for the construction on the subject lots until the penalty is paid.

27. All landscaping, signage, and street tree plans shall be reviewed and approved by the City's Design Review Board.

28. Fire hydrant design, location and spacing shall be reviewed and approved by Fire District No. 7. Verification of approval shall be provided prior to final plat approval.



## RECOMMENDATIONS CONTINUED:

29. Mail boxes shall be grouped or clustered in lockable hutches in locations approved by the United States Postal Service and the Mill Creek Police Department.

30. All utility, stormwater, drainage, maintenance easements, property buffers and pedestrian easements together with attendant restrictions and conditions shall be portrayed on the face of the final plat.

## PLANNING COMMISSION

### ACTION:

On June 15, 1995, the Planning Commission held a public hearing on the application. After reviewing the staff report and recommendations and hearing public testimony, the Commission voted to recommend to the Mill Creek City Council, approval of the proposed plat subject to the above recommended conditions with the following corrections and additions:

#### Amend Condition No. 8 as follows:

8. A meandering pedestrian pathway shall be constructed along 35th Avenue Southeast north from 148th Street Southeast ~~continuous to the north end of the property~~. A public access easement is required for the portions of the pathway within the roadway buffer/cutting preserve.

#### Amend Condition No. 9 as follows:

9. All roadway sections shall be designed by a licensed engineer and the design reviewed and approved by the City Engineer. The design shall include a tree planting strip between the back of the curb and sidewalk a street tree plan shall be prepared by a licensed landscape architect and implemented commensurate with home construction.

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## LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER AND OF THE SOUTHWEST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION;  
THENCE NORTH 88°12'18" WEST (NORTH 88°12'22" WEST PLAT) ALONG THE SOUTH LINE OF SAID SECTION 70.00 FEET TO THE WEST LINE OF THE EAST 70.00 FEET OF SAID SECTION AND THE SOUTHEAST CORNER OF THE PLAT OF PENNY CREEK PER THE PLAT THEREOF RECORDED IN VOLUME 45 OF PLATS, PAGE 247, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, THENCE CONTINUING NORTH 88°12'18" WEST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID PLAT 635.80 FEET (653.78 PLAT) TO THE SOUTHEAST CORNER OF LOT 4 IN SAID PLAT AND THE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 88°12'18" WEST ALONG THE SOUTH LINE OF SAID PLAT AND SECTION 621.49 FEET (621.47 PLAT) TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION AND THE SOUTHEAST CORNER OF THE PLAT OF MILL CREEK NO. 4 PER THE PLAT RECORDED IN VOLUME 37 OF PLATS, PAGES 201 THROUGH 203, RECORDS OF SAID COUNTY;  
THENCE NORTH 1°11'48" EAST (NORTH 1°11'39" EAST RECORD) ALONG THE EAST BOUNDARY OF SAID PLAT AND THE WEST LINE OF SAID SOUTHEAST ONE QUARTER, 653.34 FEET TO THE SOUTHEAST CORNER OF THE EAST ONE HALF OF THE NORTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION; SAID CORNER ALSO BEING AN ANGLE POINT ON THE EASTERLY BOUNDARY OF SAID PLAT OF MILL CREEK NO 4;  
THENCE NORTH 88°13'30" WEST (NORTH 88°13'33" WEST RECORD) ALONG THE SOUTH LINE OF SAID EAST ONE HALF A DISTANCE OF 331.66 (331.65 FEET RECORD) TO THE SOUTHWEST CORNER OF SAID EAST ONE HALF AND AN ANGLE POINT ON THE EASTERLY BOUNDARY OF SAID PLAT;  
THENCE NORTH 1°12'41" EAST (NORTH 1°12'30" EAST RECORD) ALONG SAID EASTERLY BOUNDARY AND THE WEST LINE OF SAID EAST ONE HALF 653.22 TO THE NORTHWEST CORNER OF SAID EAST ONE HALF AND THE NORTHEAST CORNER OF SAID PLAT;  
THENCE SOUTH 70°56'29" EAST 338.70 FEET TO THE EAST LINE OF SAID EAST ONE HALF AND THE WEST LINE OF THE SOUTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION; THENCE NORTH 1°11'48" EAST ALONG SAID WEST LINE 66.39 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER;  
THENCE SOUTH 88°14'43" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST ONE QUARTER 1295.95 FEET TO THE WEST LINE OF THE EAST 30.00 FEET OF SAID SECTION;  
THENCE SOUTH 1°08'17" WEST ALONG SAID LINE 703.80 FEET THENCE NORTH 88°13'30" WEST 633.34 FEET;  
THENCE SOUTH 1°10'03" WEST 276.78 FEET TO THE NORTH LINE OF SAID PLAT OF PENNY CREEK;  
THENCE NORTH 88°12'54" WEST ALONG SAID NORTH LINE 42.35 FEET TO THE NORTHEAST CORNER OF LOT 4 IN SAID PLAT OF PENNY CREEK;  
THENCE SOUTH 1°07'59" WEST (SOUTH 1°07'33" EAST PLAT) 326.78 FEET (326.79 PLAT) TO THE POINT OF BEGINNING.

### ATTACHMENT 1

### LEGAL DESCRIPTION



## MEMORANDUM

**TO:** Pete Friedman, Senior Planner  
**FROM:** Mick Monken, City Engineer  
**DATE:** June 4, 1995  
**SUBJECT:** APPLETREE PARK - STORM DRAINAGE REPORT

Public Works has reviewed the Appletree Park Draft Preliminary Hydrology Report & Calculations prepared by Group Four, Inc., dated May 12, 1995, and find it acceptable.

The stormwater runoff control system for this site has been prepared in accordance with the City's February 1994 Storm Design Standards, which are consistent with the state Department of Ecology (DOE) standards. This provides temporary on-site storage for the post-development runoff, created by the increase in impervious surface of the development, in excess of the pre-development runoff rate. In addition, stormwater quality controls have been provided per the DOE standards.

The proposed plat drainage system consists of three basin areas, divided into an east, central, and northwest area. All systems drain through the Rhod-A-Zalea plat, located in Snohomish County, and eventually drain into Penny Creek to the north.

The east system provides temporary on-site storage through a constructed open pond located on a private tract (Tract 998). Water quality is controlled through bio-filtering, pond settling, an oil/water separator, and controlled release of site runoff. The outfall from this drainage system is located at the northeast corner of the plat.

The central system, accommodating approximately 60 to 70 percent of the site, provides temporary on-site storage utilizing an existing wetland located on the north central end of the plat (Tract 995). Some modifications are proposed to enhance and increase the existing wetland to provide mitigation, for some smaller site wetlands proposed to be filled, and to accommodate the increased runoff from the development. Water quality is controlled through pond settling and controlled release of site runoff. In addition to this water quality treatment, it is required that pre-treatment methods, prior to draining into the wetland, be incorporated to include oil/water separators and bio-filtering for all roadway drainage. The outfall from this drainage system is located at the northeast corner of the plat.

ATTACHMENT 2

MEMO FROM MICK MONKEN, REGARDING STORM DRAINAGE REPORT

The west system provides temporary on-site storage utilizing an existing wetland located on the northwest corner of the plat (Tract 997). Some modifications are proposed to increase the existing wetland to accommodate the increased runoff from the development. Water quality is controlled through bio-filtering, pond settling, and controlled release of site runoff. **In addition to this water quality treatment, it is required that a pre-treatment method be incorporated, prior to draining into the wetland, to include oil/water separators for all roadway drainage.** The outfall from this drainage system is located at the northeast corner of the plat.

The plat is required to perform frontage improvements, in the City, along 148th Street. The proposed drainage system is to provide for an underground conveyance and detention system for the increase in impervious surface. This system will drain to 35th Avenue where it enters the county. The City, in coordination with the county, has proposed a drainage system on 35th Avenue that will accommodate the runoff of both 148th Street and 35th Avenue. In addition an existing drainage concern, of two east side 35th Avenue residents, is proposed to be eliminated by the improvements by Appletree on 35th Avenue. Although the City supports this proposal, it is under the jurisdiction of the county for approval.

As a side note for general drainage requirements, the following should be noted on the construction drawings:

**Lot drains (yard drains) shall be provided at the low point of all lots and shall drain through the plat's drainage system. An exception may be allowed by the City for undisturbed areas in protected buffers where drainage is not altered or when drainage can be accommodated through an existing off-site underground conveyance system.**

The intent is to prevent any increase of site runoff on adjacent lots. A condition I recommend is:

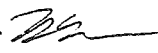
**Each lot shall convey its runoff drainage, for all impervious and pervious surface, through the plat drainage system. An exception may be allowed for undisturbed areas where no increase in runoff is expected.**

cc: Dale Snelling, Acting Public Works Director  
Bill Trimm, Director of Community Development  
File: Appletree Pre Plat/Engr

ATTACHMENT 2

MEMO FROM MICK MONKEN REGARDING STORM DRAINAGE REPORT

## MEMORANDUM

TO: Pete Friedman, Senior Planner  
FROM: Mick Monken, Director of Public Works/City Engineer   
DATE: March 28, 1995  
SUBJECT: **APPLETREE PRELIMINARY PLAT TRAFFIC MITIGATION**

Public Works has reviewed the Traffic Impact Analysis prepared by Transportation Planning and Engineering, Inc., dated January 16, 1995, and finds it acceptable. Based on the traffic flow information and the City's traffic demand, mitigation is as follows:

SEATTLE HILL ROAD IMPROVEMENT	145 @ \$44/ADT	\$6,380
23RD/25TH SEATTLE HILL ROAD SIGNAL	15 @ \$226/PHT	\$3,990
35TH/SEATTLE HILL ROAD SIGNAL	15 @ \$209/PHT	\$3,135
9TH/164TH SIGNAL	26 @ \$255/PHT	\$6,630
DUMAS ROAD/SR 527 INTERSECTION	5 @ \$332/PHT	\$1,660
<b>TOTAL MITIGATION DUE</b>		<b><u>\$21,795</u></b>

An approved copy of the traffic report will be filed under the engineering section of the Preliminary Plat file.

It should be noted that Public Works will be requesting some frontage improvement on 148th Street, outside the standard improvements, and an off-site traffic channelization on Village Green Drive. These improvements are expected to be a benefit to the site development but will also serve to benefit others. It is therefore proposed that a partial credit of the mitigation due be given to the developer for these improvements. The actual dollar figure will be determined during the preliminary plat process.

### GMA NOTE:

This project is not expected to reduce the established acceptable level of service of the transportation system as adopted in the GMA Comprehensive Plan except at identified, planned, transportation improvement project sites. Proportional mitigation for these projects has been addressed through monetary contributions.

cc: Debbie Tarry, Director of Finance  
Bill Trimm, Director of Community Development  
File: LDS Binding Site/Engineering

ATTACHMENT 3

MEMO FROM MICK MONKEN, REGARDING TRAFFIC MITIGATION

## MEMORANDUM

TO: Pete Friedman, Senior Planner  
FROM: Mick Monken, City Engineer  
DATE: June 1, 1995  
SUBJECT: APPLETREE PARK - OFF SITE ROAD IMPROVEMENTS

It is the recommendation of the Public Works Department that the Appletree Park plat perform frontage improvements on 148th Street and at the intersection of 148th and Village Green Drive. The improvements are described as follows:

The 148th Street frontage improvements will provide full frontage improvements, from the west boundary of the plat to the 35th Avenue SE intersection. The improvements will require widening to the north, from the existing pavement edge, to provide a full curb face to curb face width of 44 feet. Other improvements will include the installation of a underground storm conveyance system, vertical curb and gutter, 5 foot concrete sidewalk with a planter strip, street lighting, under grounding of overhead utilities, and channelization with crosswalks. The final cross section will provide two through lanes, a two way left turn lane, and a parking strip on the south side of the road.

The 148th Street and Village Green Drive improvements will include the rechannelization of this three leg intersection to provide improved left turn movements. This will include a left turn lane for north and east leg of the intersection. The south leg will be provided with a merge lane for west to south bound turning movement.

As is the practice of the City, frontage improvements are required per the City's road standard and are to be performed by the developer at their expense. In this situation on 148th, this would be 36 feet curb to curb. Due to the need for street parking and the turn movement issue with the adjacent elementary school, the City has required 44 feet frontage. As this is an existing condition and not an impact by this development, that requires the addition pavement width, it has been agreed between Public Works and the developer that the City will contribute to cover up to the cost for the additional 8 feet of pavement width. In addition, it has been agreed between Public Works and the developer that the City will pay up to fifty percent of the cost for the rechannelization of Village Green Drive and 148th. This agreement was based on an existing condition that requires correction with or without the development. As it is a benefit to this development, the developer has agreed verbally to share the cost. It should be made a condition that the City will not contribute to any of these improvements in excess of the total traffic mitigation amount provided by this development to the City.

It should be noted that the Snohomish County has issued a letter to the City stating that they will not require any frontage improvements along 35th Avenue.

c: Dale Snelling, Acting Public Works Director

## ATTACHMENT 4

MEMO FROM MONKEN, REGARDING OFF-SITE ROAD IMPROVEMENTS